



**Plan Commission Minutes
February 3, 2020 at 7:00 p.m.
City Hall Council Chambers**

Members Present: Messrs. Larsen, Granlund, Seymour, Gragert, Pederson and Brenholt
Ms. Christopherson, Obaid and Dr. Wolfgram

Staff Present: Messrs. Allen, Pippenger, Noel, Petrie, Plaza and Ms. Ness

The meeting was chaired by Mr. Larsen

1. **5-year Parks Plan Amendment**

Mr. Larsen noted that the agenda items, 1 and 2 will be presented together by staff and the applicant since both items are related.

Mr. Allen presented a request to recommend approval of a 5-year Parks Plan amendment, to rezone property from R-1 to P (Public) and to approve the site plan for a park with improvements. He noted that the two parcels existing are vacant and zoned R-1 which were graciously donated to the City by Mr. Haselwander to develop a park. The proposed park includes a soft-surfaced play area with some playground apparatus, a small pavilion/shade structure with tables, basketball court, benches, and other amenities with a connection to a trail system. The Comprehensive Plan identifies a future neighborhood park at this location. This request will be reviewed at the City Council meeting on February 10th.

Mr. Pippenger, Director of Community Services, noted that staff will continue to work with the Princeton Valley Neighborhood Association.

Ken Van Es, President of the Princeton Valley Neighborhood Association, spoke in support of the project and looks forward to the development of the park.

Lou and Jan Frase, 2516 E. Princeton Avenue, noted support of the walking trails and would like to see them extended in the future.

Mr. Granlund moved to recommend approval of the 5-year Parks Plan amendment. Seconded by Dr. Wolfgram and motion carried.

2. **Rezoning (Z-1664-20) – R-1 to P**
Public Zoning (PZ-2001) – Princeton Park Improvements

Mr. Brenholt moved to recommend approval of the rezoning and public zoning for a park with improvements. Seconded by Ms. Christopherson and motion carried.

3. **Replat (P-3-20) – Camden Place II**

Mr. Petrie presented a request to recommend approval of a replat for Camden Place II. This plat creates six twin home lots and allows the developer to sell off the proposed twin homes to owners. The proposed building lines are down the middle of homes shown on the proposed plat. This agenda item will be considered by the Council on February 11th.

Sean Bohan with Advanced Engineering Concepts was in attendance.

Mr. Granlund moved to recommend approval of the replat. Seconded by Mr. Pederson and motion carried.

4. **Certified Survey Map (CSM-4-20)**

Mr. Petrie presented a request to recommend approval of the Certified Survey Map (CSM) with right-of-way dedication located on County Line Road. This CSM is to dedicate 40 feet of right-of-

way along County Line Road. This is similar to other CSM's within the Gateway Industrial Park for right-of-way dedication. This agenda item will be considered by the Council on February 11th.

No one spoke to this agenda item.

Mr. Pederson moved to recommend approval of the proposed CSM. Seconded by Mr. Granlund and motion carried.

5. **Master Sign Plan (MSP-2001)** – 1106 Mondovi Road

Mr. Petrie presented a request for approval of a Master Sign Plan for Artisan Forge Studios located at 1106 Mondovi Road. The applicant is proposing five 32 sq. ft. tenant cabinet signs on front of the building facing Clairemont Avenue. The request is to keep the existing 'Artisan Forge Studios' (56 sq. ft.) sign located on the wall. The applicant is proposing a 34 sq. ft. directory-type sign on the west side of the building near the entrance. This is in addition to the two existing 'Artisan Forge Studios' (56 sq. ft. and 10 sq. ft.) signs located on the wall. In addition, the applicant is proposing a second 34 sq. ft. directory-type sign on the east side of the building near the entrance.

Applicant, Matt Snyder with SignArt Company Inc., noted the proposed signs would be cabinet illuminated wall signs, and the directory type sign is for future consideration by the owners.

Mr. Brenholt moved to approve the Sign Plan. Seconded by Ms. Obaid and motion carried.

6. **Site Plan (SP-2010)** – Phase I, E Hamilton Avenue & Gateway Drive

Mr. Petrie presented a request to approve a site plan for ten 8-unit apartments located on the northeast corner of E. Hamilton Avenue and Gateway Drive. The proposed site plan shows four buildings similar to the development across Gateway Drive which is currently under construction. The owner is proposing detached garages for this phase of the development. The site plan shows six other buildings have attached garages. The development is a mixture of two and three-bedrooms within the apartments. The phase II will need to be approved by the Commission at a later date.

Sean Bohan, with Advanced Engineering Concepts noted that the owner is working on a development proposed for a future Plan Commission meeting.

Mr. Seymour moved to approve the site plan with staff conditions. Seconded by Ms. Christopherson.

Mr. Gragert moved to amend to add a condition for sidewalks to be added to the site plan. Seconded by Dr. Wolfgram and motion carried.


The original motion was voted on by the Commission and the motion carried.

7. **Discussion/Direction**

- A. Renewable Energy Action Plan (REAP) Draft Update. Mr. Noel presented an update from REAP which is to meet the City's carbon neutral and 100% renewable energy goals by 2050. He noted the results from the community steering committee where Commissioners Granlund and Obaid as liaisons.

The Commission moved the REAP to a public hearing for the next available meeting.

- B. Affordable Housing Update. Mr. Allen presented an update about the Housing Opportunities Commission that was approved by the Council on January 28th. In 2019, he presented an update on the work from the Chippewa Valley Regional Housing Task Force. Council passed a city work plan and created this new affordable housing committee.
 - C. Code Compliance Items. None.
 - D. Future Agenda Items. None.
 - E. Additions or Corrections to Minutes. None.
8. **Minutes**
The minutes of the meeting of January 20, 2020 were approved.



Terry Pederson, Secretary